

Inspection Report

Carol Curtis

Property Address:
450 E Bradley Ave
#46
El Cajon CA 92021



450 E Bradley Ave #46

BHI San Diego / Bailey's Home Inspections

Brian R. Bailey

Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>2</u>
<u>Intro Page.....</u>	<u>3</u>
<u>1 Roof System / Chimneys and Attic.....</u>	<u>4</u>
<u>2 Exterior.....</u>	<u>9</u>
<u>3 Kitchen Components and Appliances.....</u>	<u>12</u>
<u>4 Rooms.....</u>	<u>18</u>
<u>5 Bathroom and Components.....</u>	<u>21</u>
<u>6 Structural Components.....</u>	<u>28</u>
<u>7 Plumbing System.....</u>	<u>34</u>
<u>8 Electrical System.....</u>	<u>38</u>
<u>9 Heating / Central Air Conditioning.....</u>	<u>42</u>
<u>Summary.....</u>	<u>50</u>
<u>Invoice.....</u>	<u>53</u>

Date: 7/23/2024	Time: 01:00 PM	Report ID: 20240723-450-E-Bradley-Ave
Property: 450 E Bradley Ave #46 El Cajon CA 92021	Customer: Carol Curtis	Real Estate Professional: Eduardo Hernandez eXP Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Seller only

Type of building:

Manufactured Home

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: 3-Tab fiberglass
1.1	Skylights, Chimneys and Roof Penetrations				•	Viewed roof covering
1.2	Ventilation of Roof/Attic	•				from: Walked roof
1.3	Roof Drainage Systems (Gutters/Downspouts)				•	Roof-Type: Gable
1.4	Roof Structure and Attic (report leak signs or condensation)	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

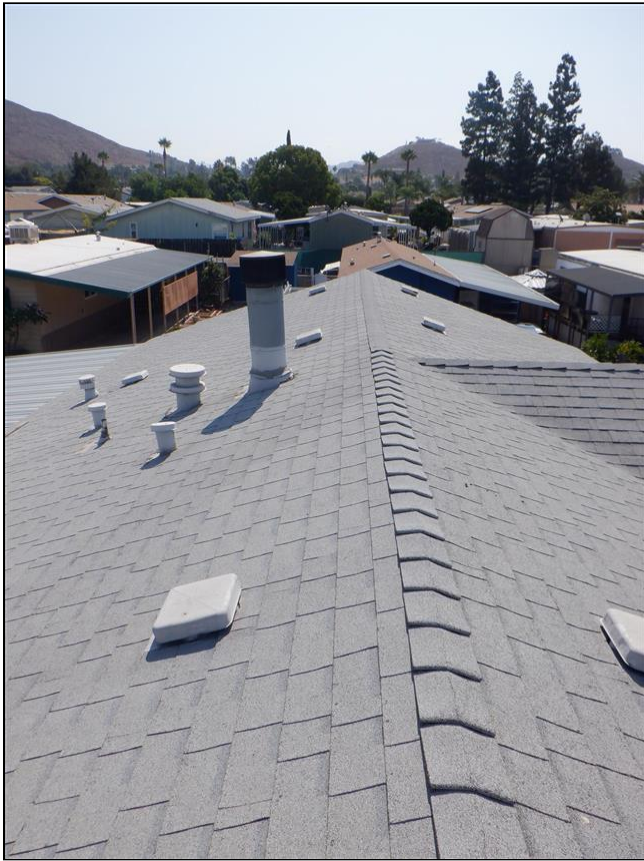
1.0 The roof is a 3-tab fiberglass shingled roof that can last upwards of 20-25 years. The ridge line is straight with no evidence of sagging. No evidence of curling shingles, missing or damaged shingles on day of inspection. There is normal wear and tear at the shingles. There is life left in the roof. Recommend clearing debris from carport and patio covers.



1.0 Item 1(Picture) Roof covering



1.0 Item 2(Picture) Roof covering



1.0 Item 3(Picture) Roof covering



1.0 Item 4(Picture) Roof covering



1.0 Item 5(Picture) Roof covering



1.0 Item 6(Picture) Roof covering



1.0 Item 7(Picture) Roof covering / improper flashing



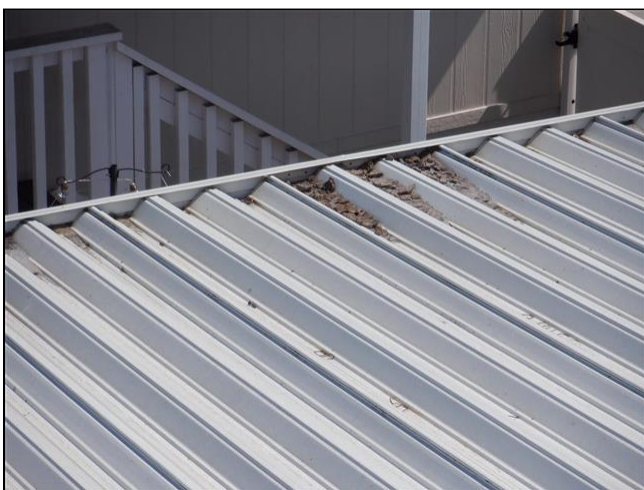
1.0 Item 8(Picture) Roof covering



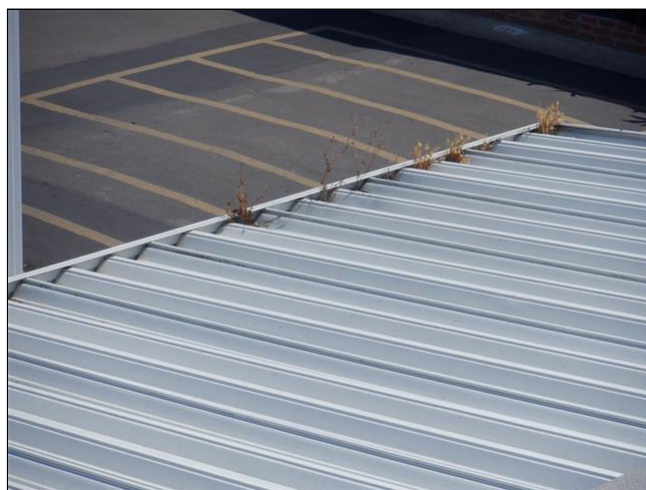
1.0 Item 9(Picture) Roof covering



1.0 Item 10(Picture) Roof covering



1.0 Item 11(Picture) Debris in carport cover



1.0 Item 12(Picture) Debris in carport cover



1.0 Item 13(Picture) Debris in carport cover

1.1 Recommend re-sealing all roof penetrations as the mastic sealant is cracked and worn.



1.1 Item 1(Picture) Worn sealant



1.1 Item 2(Picture) Worn sealant

1.3 Recommend clearing gutters of debris so rain water can drain properly. There are separated gutters on left side of home.



1.3 Item 1(Picture) Debris in gutters



1.3 Item 2(Picture) Separated gutters

1.4 No evidence of moisture staining or leaks in home on day of inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

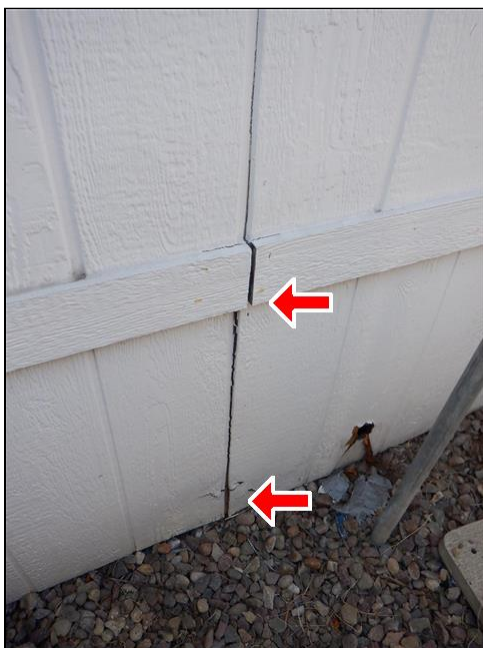
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				•	Siding Style: Siding
2.1	Doors (Exterior)	•				Siding Material: Composite board
2.2	Windows	•				Exterior Entry Doors: Wood
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Deck with steps Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Water faucets (hose bibs)	•				
2.7	Light fixtures and electrical outlets (exterior)				•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 There is some wear and tear at siding. Recommend repair to avoid moisture/critter intrusion.



2.0 Item 1(Picture) Skirting not sealed

2.3 Loose step at left side deck.



2.3 Item 1(Picture) Loose step

2.4 The walkway is cracked and lifted. It could be a trip hazard.



2.4 Item 1(Picture) Lifting in walkway

2.6 Water pressure should read between 40 and 80 PSI. On day of inspection pressure was reading 62 PSI.

2.7 It is required for all exterior receptacles to be GFCI protected. Recommend evaluation and upgrade by a licensed electrician.



2.7 Item 1(Picture) Not GFCI

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
3.0	Ceiling	•				Cabinetry: Wood Dryer Power Source: Gas Connection Dryer Vent: Flexible Metal
3.1	Walls	•				
3.2	Floors	•				
3.3	Windows	•				
3.4	Counters and Cabinets (representative number)	•				
3.5	Plumbing Drain, Waste and Vent Systems	•				
3.6	Plumbing Water Supply, Distribution System and Fixtures	•				
3.7	Outlets, Switches and Fixtures	•				
3.8	Dishwasher	•				
3.9	Ranges/Ovens/Cooktops	•				
3.10	Range Hood (s)	•				
3.11	Food Waste Disposer	•				
3.12	Microwave Cooking Equipment	•				
3.13	Laundry equipment	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.5 No leaks noted under kitchen sink on day of inspection.



3.5 Item 1(Picture) Kitchen sink plumbing

3.7 Good GFCI in kitchen as required.

3.8 The dishwasher does not appear to have been used.

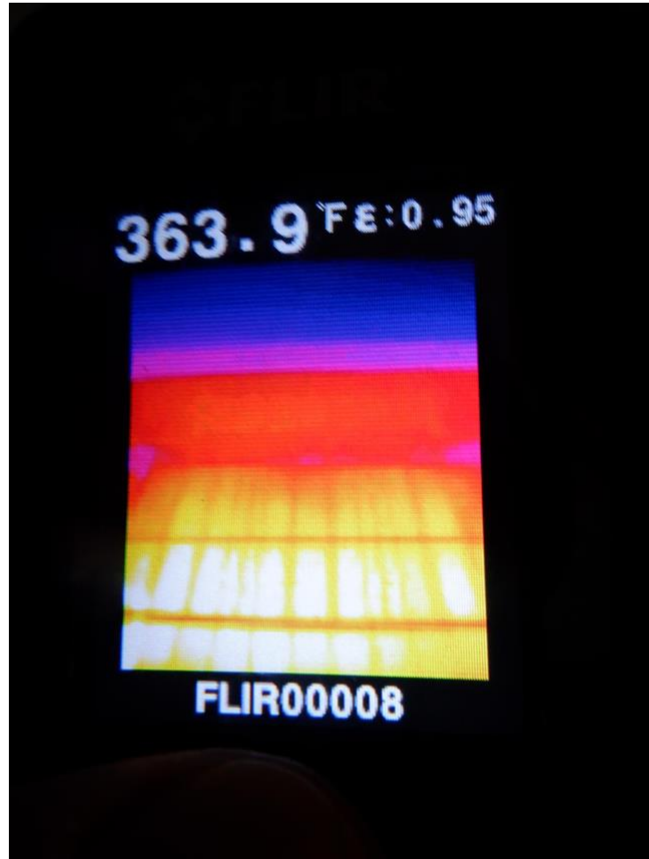


3.8 Item 1(Picture) Dishwasher

3.9 The cook top burners worked on day of inspection and the oven pre-heated to 350 degrees.



3.9 Item 1(Picture) Cook top / oven



3.9 Item 2(Picture) Thermal imager test on oven

3.10 The vent fan worked on all speeds and the cook top light worked.



3.10 Item 1(Picture) Vent fan worked

3.11 The garbage disposal worked on day of inspection.



3.11 Item 1(Picture) Garbage disposal

3.12 The microwave worked on day of inspection but is mounted too close to the cook top. It is required to have 16 inches of clearance. Recommend repair.



3.12 Item 1(Picture) Microwave



3.12 Item 2(Picture) Microwave too close to cook top

3.13 The laundry equipment is in good condition. It is a gas connection for the dryer. No leaks noted at washer valves or drain on day of inspection. Recommend installing a drip pan under the washer in case of leaks.



3.13 Item 1(Picture) Laundry



3.13 Item 2(Picture) Washer valves / drain



3.13 Item 3(Picture) Gas connection for dryer

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings				•	Ceiling Materials: Drywall
4.1	Walls	•				Wall Material: Drywall
4.2	Floors	•				Floor Covering(s): Carpet Laminated T&G Tile Luxury Vinyl Plank
4.3	Doors (representative number)	•				Interior Doors: Hollow core
4.4	Windows (representative number)	•				Window Types: Thermal/Insulated Sliders
4.5	Outlets, Switches and Fixtures	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0 Settling crack in living room ceiling. Cracking less than 1/8th of an inch are considered normal cracking caused from settling of home/structure and expansion of building materials.



4.0 Item 1(Picture) Settling crack in living room ceiling



4.0 Item 2(Picture) Settling crack in living room ceiling

4.1 Cracking around bedroom window. Cracking less than 1/8th of an inch are considered normal cracking caused from settling of home/structure and expansion of building materials.



4.1 Item 1(Picture) Settling cracks

4.4 Recommend re-sealing all windows inside and outside to avoid moisture intrusion.



4.4 Item 1(Picture) Windows not sealed

4.5 The accessible receptacles were tested and they were properly grounded on day of inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
5.0	Ceiling	•				Exhaust Fans: Fan only
5.1	Walls	•				
5.2	Floors	•				
5.3	Doors	•				
5.4	Windows	•				
5.5	Counters and Cabinets (representative number)	•				
5.6	Plumbing Drain, Waste and Vent Systems				•	
5.7	Plumbing Water Supply, Distribution System and Fixtures				•	
5.8	Outlets, Switches and Fixtures	•				
5.9	Ehaust fan	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.1 Moisture tests were conducted around all plumbing fixtures and no moisture detected on day of inspection. 1-16% is a normal moisture reading on an interior wall. As a home inspector, I am mandated to report any findings that exceed 17% as this is considered mid level moisture that can cause damage to the building materials.



5.1 Item 1(Picture) Moisture test around primary bath plumbing



5.1 Item 2(Picture) Moisture test around hallway bath plumbing

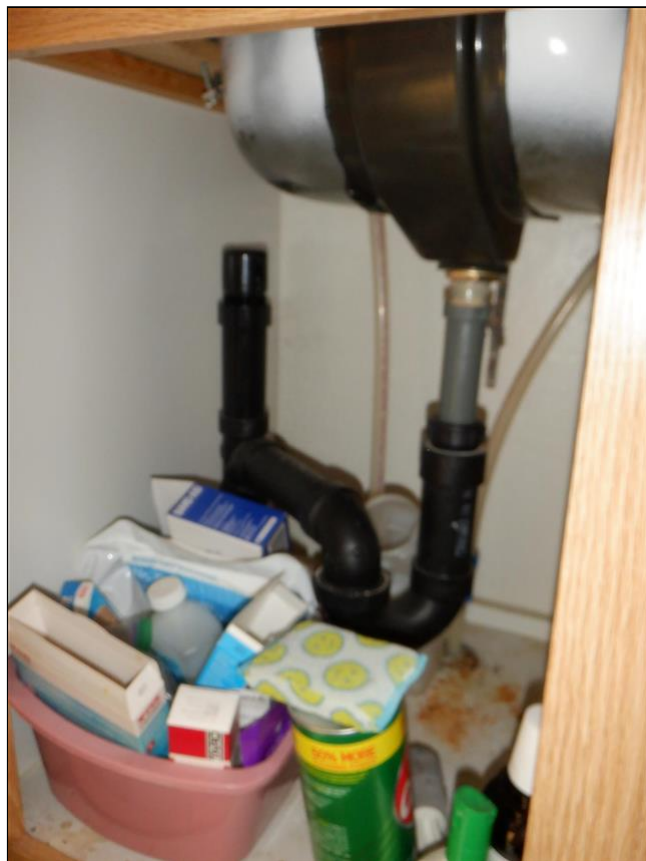


5.1 Item 3(Picture) Moisture test around hallway bath plumbing

5.6 No leaks noted under any of the bathroom sinks on say of inspection. The primary sink drains slowly, the tub stopper is missing, and the hallway bath sink drain is damaged. Recommend evaluation and repair by a licensed plumber.



5.6 Item 1(Picture) Missing primary tub stopper



5.6 Item 2(Picture) Primary bath sink plumbing



5.6 Item 3(Picture) Primary bath sink drains slowly



5.6 Item 4(Picture) Damaged hallway bath sink drain



5.6 Item 5(Picture) Hallway bath sink plumbing

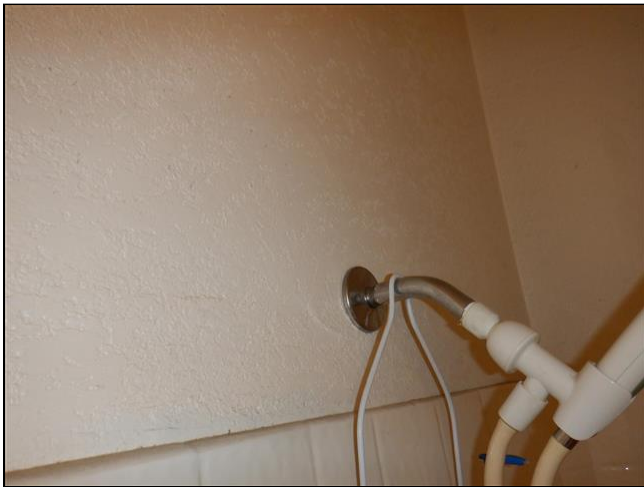
5.7 Recommend replacing caulking on shower/tub fixtures, shower doors, and replace the damaged trim around the primary shower enclosure. The supply valves under the bathroom sinks are corroded. Recommend replacement. Recommend repair/replacement by a licensed plumber.



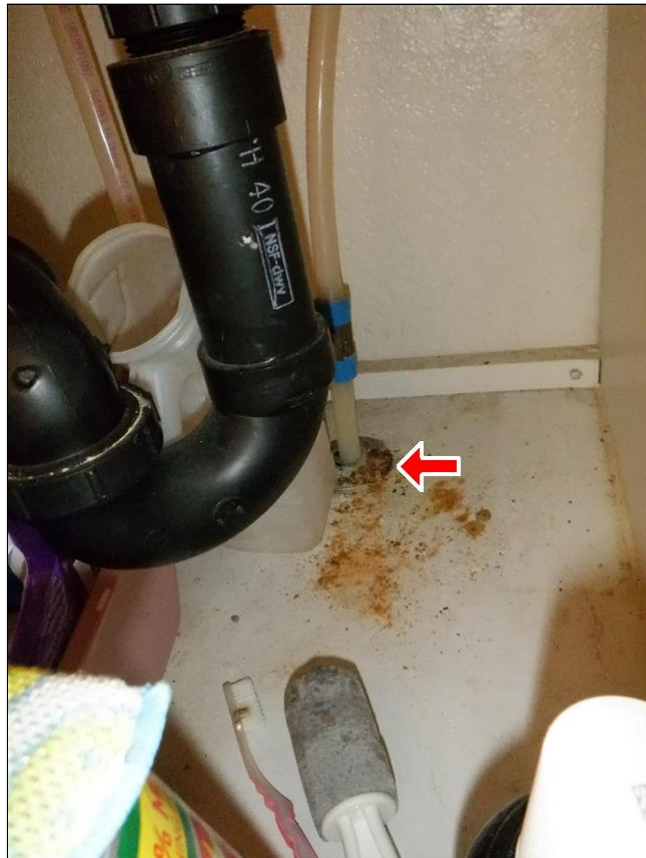
5.7 Item 1(Picture) Damaged trim by shower



5.7 Item 2(Picture) Worn caulking on shower door



5.7 Item 3(Picture) Showerhead not sealed



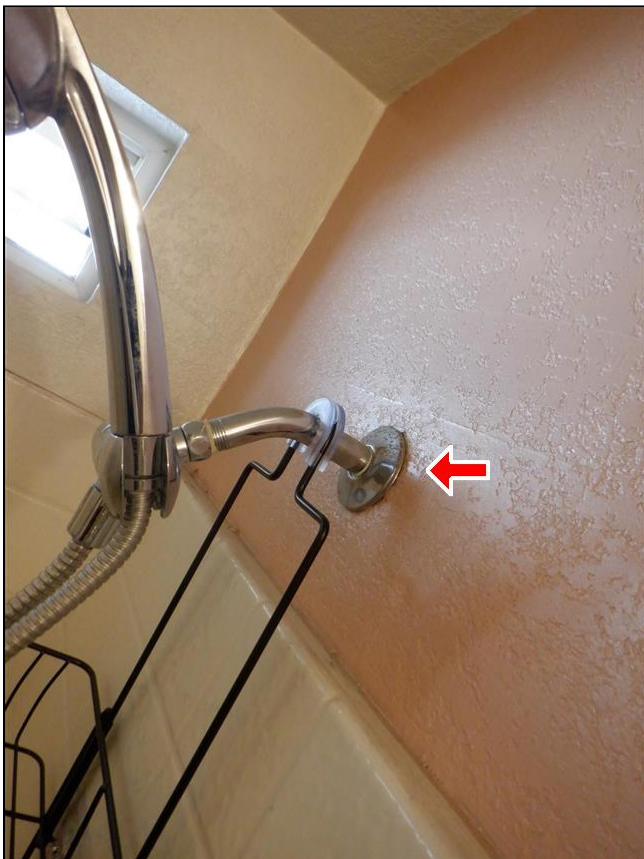
5.7 Item 4(Picture) Corrosion



5.7 Item 5(Picture) Tub not sealed



5.7 Item 6(Picture) Corrosion



5.7 Item 7(Picture) Hallway showerhead not sealed



5.7 Item 8(Picture) Worn caulking at hallway bath shower door



5.7 Item 9(Picture) Water temperature

5.8 The bathroom receptacles are properly GFCI protected as required. The master GFCI for both bathrooms is located in the primary bathroom.



5.8 Item 1(Picture) Good GFCI (master for both bathrooms)

5.9 The exhaust fans worked but should be cleaned for better air flow.



5.9 Item 1(Picture) Fan worked

6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
6.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	Foundation: Skirting Method used to observe
6.1	Walls (Structural)	•				Crawlspace: From entry Crawled
6.2	Columns or Piers	•				Floor Structure: Steel Joists
6.3	Floors (Structural)	•				Columns or Piers: Steel screw jacks Earthquake Supports
6.4	Insulation Under Floor System	•				Floor System Insulation: Insulation Bag / vapor barrier
6.5	Ventilation of Foundation Areas	•				

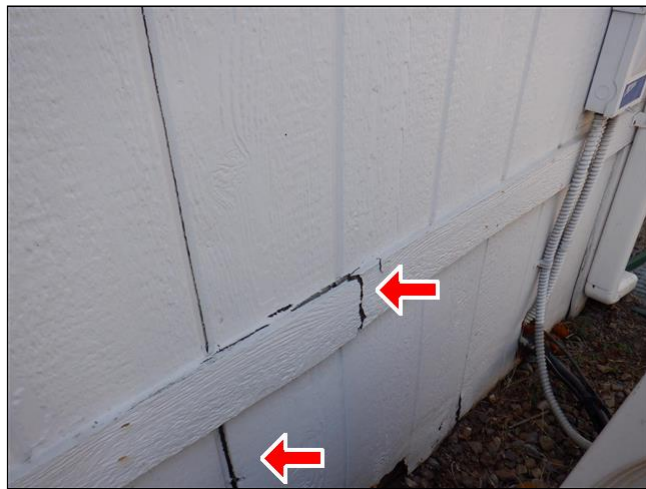
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 The skirting is damaged and should be replaced. Recommend installing tight screens on inside of crawlspace vents. There are termite droppings under the deck. Recommend referring to full termite inspection report and all recommendations for treatment/repair. There is evidence of moisture intrusion under the home. No sinking or movement noted at steel jacks.



6.0 Item 1(Picture) Damaged skirting



6.0 Item 2(Picture) Damaged skirting



6.0 Item 3(Picture) Damaged skirting



6.0 Item 4(Picture) Damaged skirting



6.0 Item 5(Picture) Termite droppings under deck



6.0 Item 6(Picture) Crawlspace



6.0 Item 7(Picture) Crawlspace



6.0 Item 8(Picture) Crawlspace



6.0 Item 9(Picture) Crawlspace



6.0 Item 10(Picture) Crawlspace



6.0 Item 11(Picture) Crawlspace



6.0 Item 12(Picture) Crawlspace

6.2 There are a lot of steel jacks under the home and there are also earthquake supports installed under the home.



6.2 Item 1(Picture) Steel jacks under deck



6.2 Item 2(Picture) Steel jacks



6.2 Item 3(Picture) Steel jacks



6.2 Item 4(Picture) Steel jacks



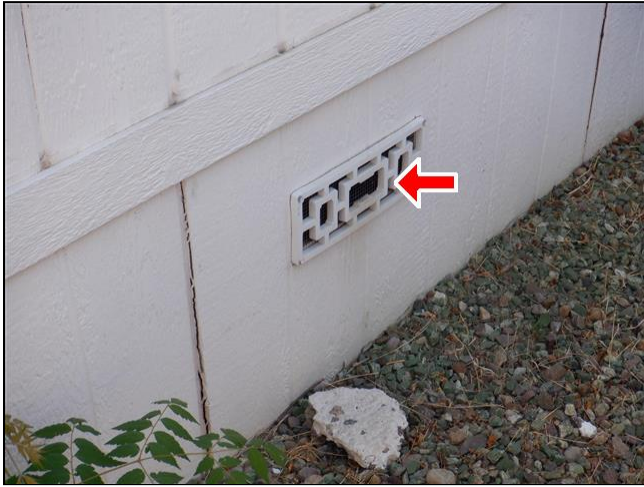
6.2 Item 5(Picture) Steel jacks



6.2 Item 6(Picture) Earthquake support

6.4 The insulation bag/vapor barrier was in ok condition on day of inspection.

6.5 Recommend installing tight screens on inside of crawlspace vents to avoid critter intrusion.



6.5 Item 1(Picture) Missing screens

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
7.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
7.1	Hot Water Systems, Controls, Chimneys, Flues and Vents				•	Plumbing Water Supply (into home): Copper
7.2	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): Copper PVC
7.3	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: 2" Diameter
7.4	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: ABS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
30 Gallon (small)

Water Heater Location:
Exterior Closet

WH Manufacturer:
RUUD

Comments:

7.0 No leaks noted from plumbing under the home on day of inspection.

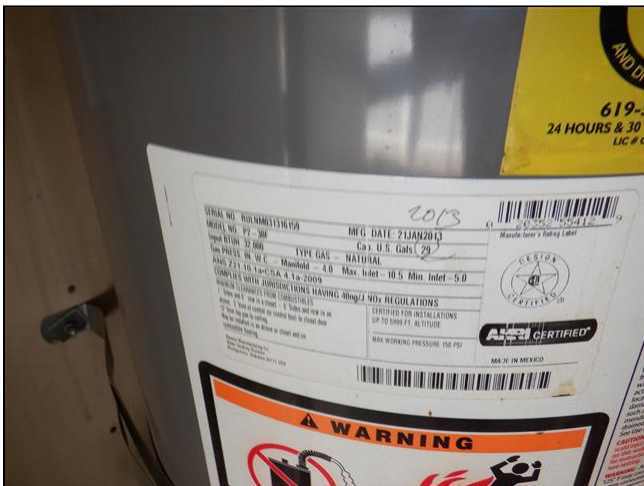
7.1 The water heater is a Ruud / 30 gallon / 2013 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line is missing the required sediment trap, there is no drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, no expansion tank is installed, and the T&P plumbing is in tact. Recommend tightening the belly straps. Recommend upgrade by a licensed plumber.



7.1 Item 1(Picture) Water heater



7.1 Item 2(Picture) Ruud water heater



7.1 Item 3(Picture) Ruud / 30 gallon / 2013 model



7.1 Item 4(Picture) Loose belly straps



7.1 Item 5(Picture) T&P plumbing



7.1 Item 6(Picture) Flue venting and water lines

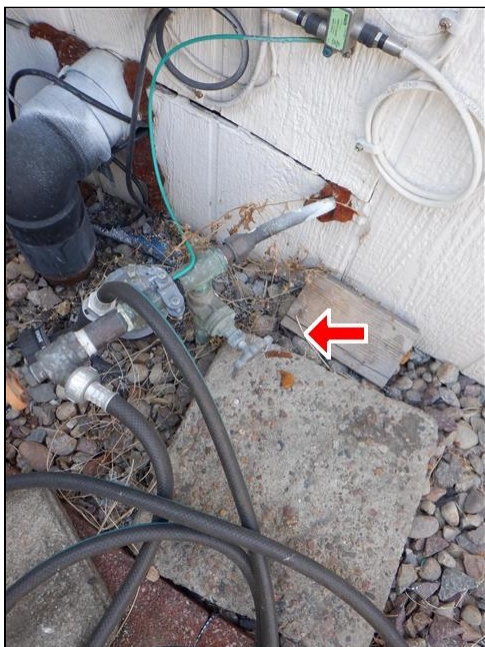


7.1 Item 7(Picture) Flue venting



7.1 Item 8(Picture) Missing sediment trap

7.2 The main water shut off is located on carport side of home.



7.2 Item 1(Picture) Main water shut off

7.4 The gas meter and shut off are located on front of home.



7.4 Item 1(Picture) Gas meter and shut off

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
8.0	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel Capacity: 100 AMP
8.1	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Type: Circuit breakers
8.2	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				Electric Panel Manufacturer: SIEMENS
8.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	Branch wire 15 and 20 AMP: Copper
8.4	Location of Main and Distribution Panels	•				Wiring Methods: Romex
8.5	Smoke Detectors				•	
8.6	Carbon Monoxide Detectors	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 The electrical panel is a 100 amp panel. The panel is labelled, clean on the inside, no corrosion found at grounding/neutral boards, none of the circuit breakers are double tapped with wires, and all connections were in tact.



8.0 Item 1(Picture) Electrical panel



8.0 Item 2(Picture) Labelling



8.0 Item 3(Picture) Circuit breakers

8.3 It is required for all exterior receptacles to be GFCI protected. Recommend evaluation and upgrade by a licensed electrician.

8.4 The electric meter and main breaker are located on front of home. The electrical panel is located in the laundry room.



8.4 Item 1(Picture) Electric meter



8.4 Item 2(Picture) Main 100 amp breaker

8.5 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Missing bedroom smoke detectors. California Building Code Requirements Smoke and Carbon Monoxide Alarms California Building codes: CBC 907.2.11, CRC 314.3, CRC 315.1 Smoke and Carbon Monoxide Alarms: Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to garages sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.



8.5 Item 1(Picture) Missing bedroom smoke detectors

8.6 Carbon monoxide alarms: Shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliances and where the garage is detached from the house. The new 10-year Smoke and CO detectors should be installed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
9.0	Heating Equipment	•				Heat Type: Furnace
9.1	Normal Operating Controls	•				Energy Source: Gas
9.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Ductwork: Insulated
9.4	Presence of Installed Heat Source in Each Room	•				Filter Type: Washable
9.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				Types of Fireplaces: Solid Fuel
9.6	Cooling and Air Handler Equipment				•	Operable Fireplaces: One
9.7	Normal Operating Controls	•				Cooling Equipment Type: Air conditioner unit
9.8	Presence of Installed Cooling Source in Each Room	•				Cooling Equipment Energy Source: Electricity
						Number of AC Only Units: One

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 The furnace is located in the laundry room. Typical life span for a furnace is 20-25 years. The system did work on day of inspection. The filter is in need of replacement. The flue venting is in tact. The system was tested using a thermal imager. The temperature was set to 78 degrees. The air coming out of each vent should be, at minimum, 90 degrees (+12 degree jump in temperature). The air was reading in the low to mid 90 degree range. This system does require periodic servicing/ maintenance. Recommend replacing filter upon move in.



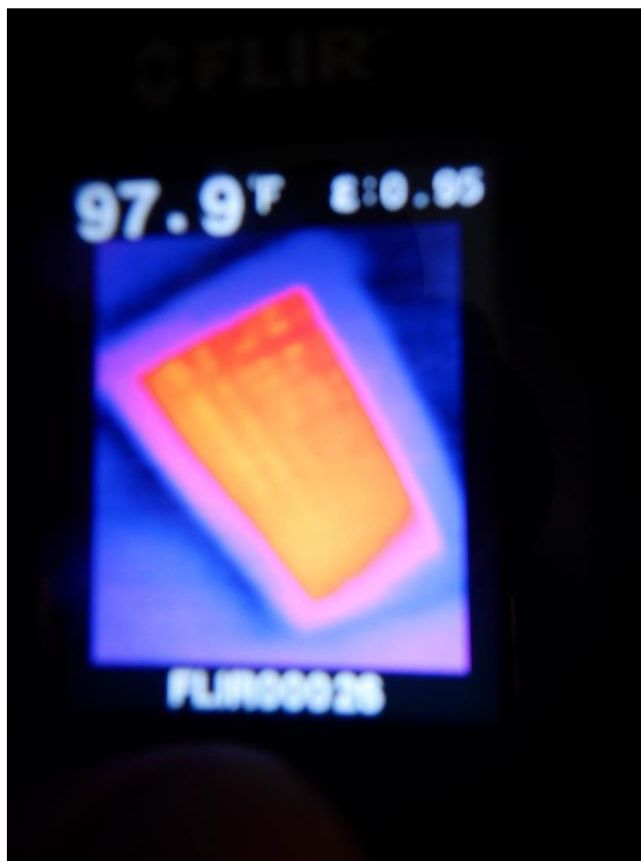
9.0 Item 1(Picture) Furnace



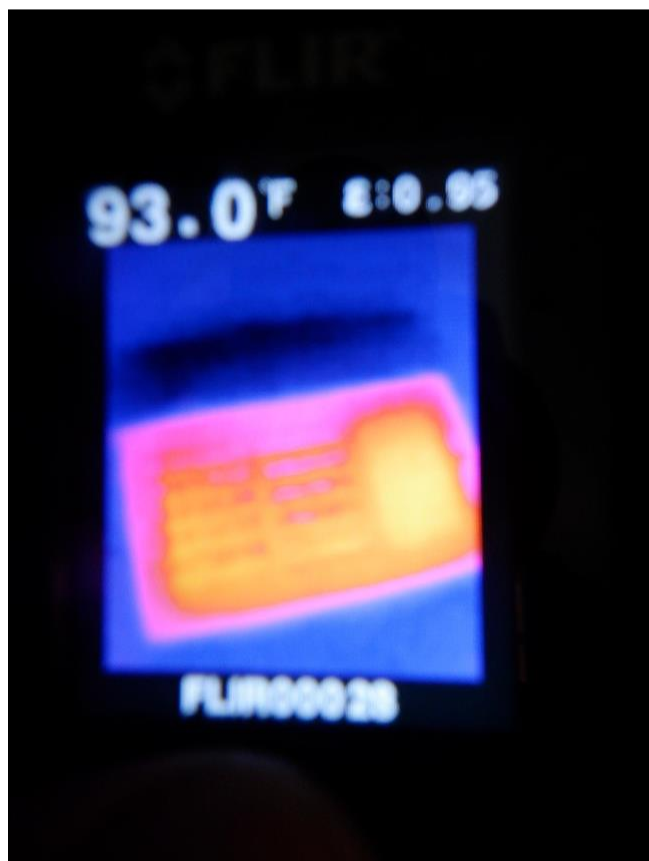
9.0 Item 2(Picture) Dirty filter



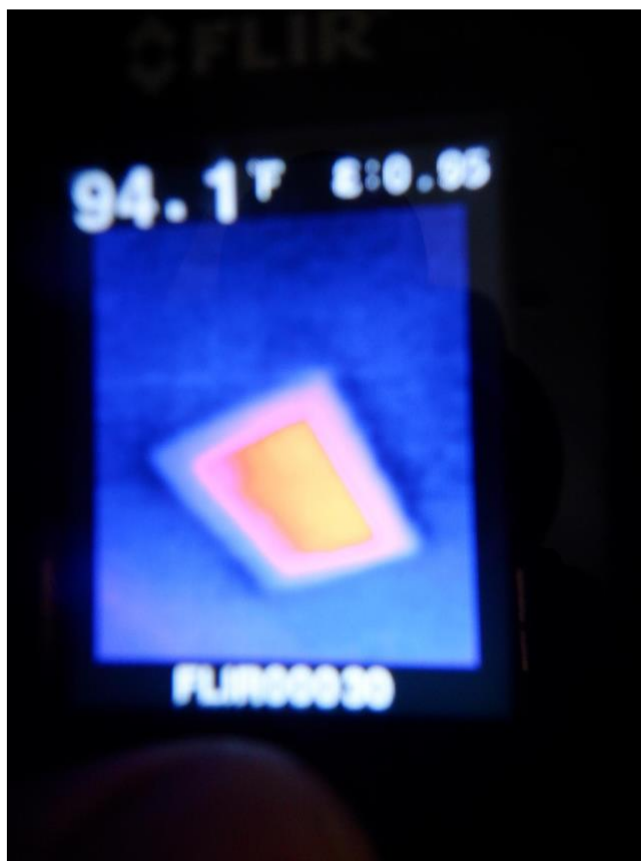
9.0 Item 3(Picture) Thermal imager test



9.0 Item 4(Picture) Thermal imager test



9.0 Item 5(Picture) Thermal imager test



9.0 Item 6(Picture) Thermal imager test

9.5 The fireplace is a wood burning fireplace. The flue damper opened and closed properly. The glass and screen doors opened and closed properly on day of inspection.

My inspection of chimneys is that of a generalist and not a specialist and is described by specialists as less than a phase-one inspection, as distinct from phase one- and phase-two inspections that are conducted by fireplace specialists. Please note that significant areas of chimney flues cannot be adequately viewed during a home inspection. Phase-one inspections have been documented by the Chimney Safety Institute of America which reported in 1992 "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend a phase-two inspection by a specialist within the contingency period to fully document the condition of the flue in its entirety.



9.5 Item 1(Picture) Fireplace



9.5 Item 2(Picture) Ash / soot



9.5 Item 3(Picture) Flue damper

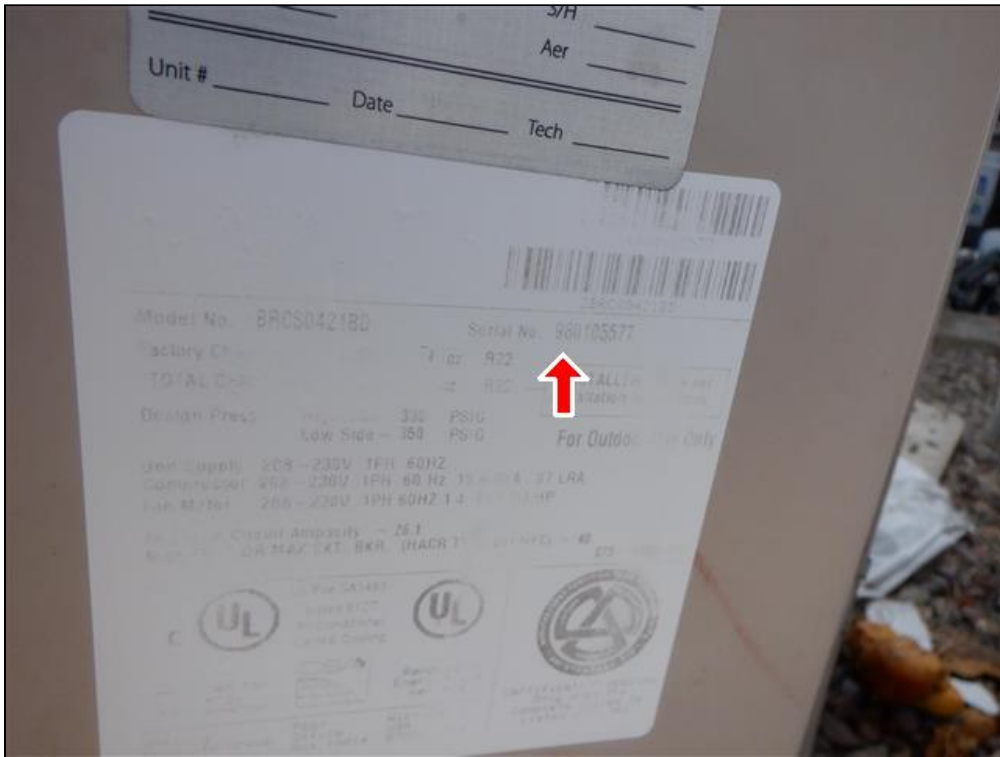
9.6 The condenser is located on the side of the home. It is a 1998 model. Typical life span for a condenser is 15-20 years. The system worked on day of inspection but needs to be serviced. The condenser line insulation is worn/missing and needs to be sealed at the skirting. The central air conditioning system was tested with a thermal imager. The temperature was set to 76 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the low 70 degree range.



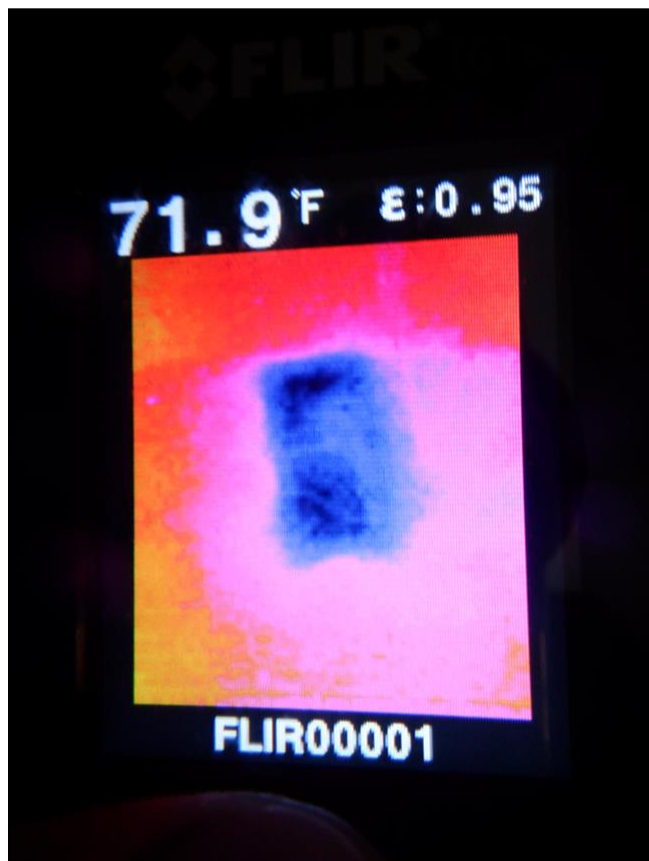
9.6 Item 1(Picture) Condenser



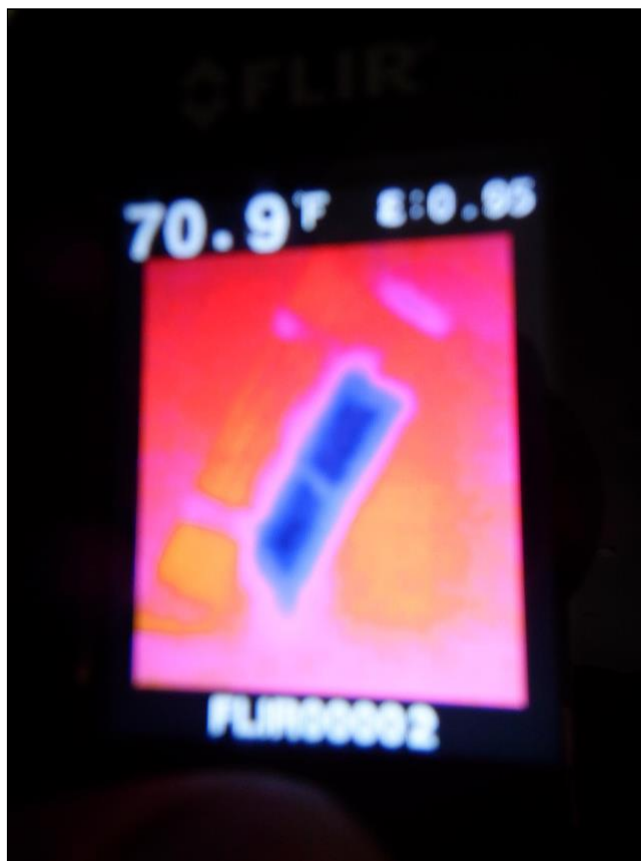
9.6 Item 2(Picture) Missing insulation



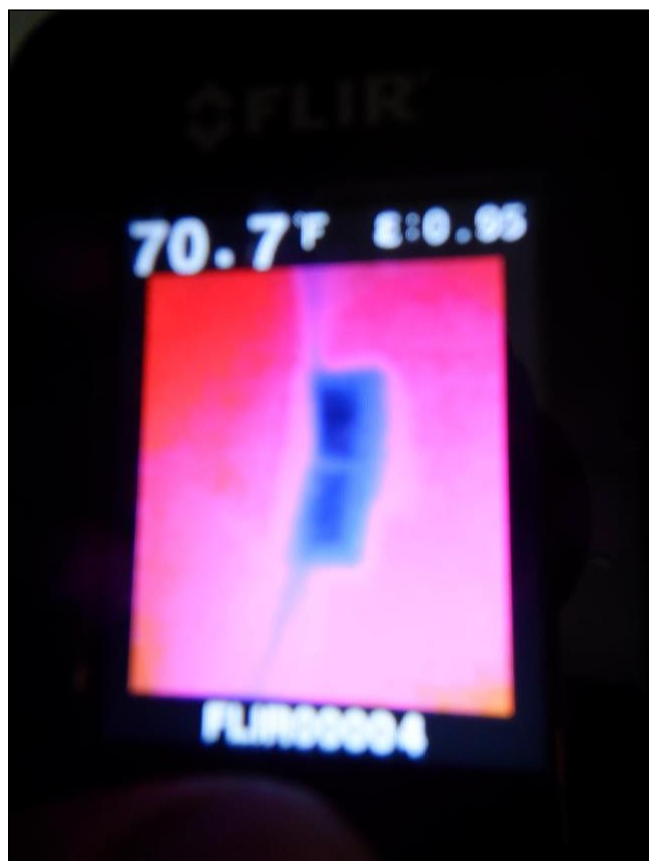
9.6 Item 3(Picture) 1998 model



9.6 Item 4(Picture) Thermal imager test



9.6 Item 5(Picture) Thermal imager test



9.6 Item 6(Picture) Thermal imager test

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

BHI San Diego / Bailey's Home Inspections

Customer
Carol Curtis

Address
450 E Bradley Ave
#46
El Cajon CA 92021

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System / Chimneys and Attic

1.1 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Recommend re-sealing all roof penetrations as the mastic sealant is cracked and worn.

1.3 Roof Drainage Systems (Gutters/Downspouts)

Repair or Replace

Recommend clearing gutters of debris so rain water can drain properly. There are separated gutters on left side of home.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

There is some wear and tear at siding. Recommend repair to avoid moisture/critter intrusion.

2.7 Light fixtures and electrical outlets (exterior)

Repair or Replace

It is required for all exterior receptacles to be GFCI protected. Recommend evaluation and upgrade by a licensed electrician.

4. Rooms

4.0 Ceilings

Repair or Replace

Settling crack in living room ceiling. Cracking less than 1/8th of an inch are considered normal cracking caused from settling of home/structure and expansion of building materials.

5. Bathroom and Components

5.6 Plumbing Drain, Waste and Vent Systems

Repair or Replace

No leaks noted under any of the bathroom sinks on day of inspection. The primary sink drains slowly, the tub stopper is missing, and the hallway bath sink drain is damaged. Recommend evaluation and repair by a licensed plumber.

5.7 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Recommend replacing caulking on shower/tub fixtures, shower doors, and replace the damaged trim around the primary shower enclosure. The supply valves under the bathroom sinks are corroded. Recommend replacement. Recommend repair/replacement by a licensed plumber.

6. Structural Components

6.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

The skirting is damaged and should be replaced. Recommend installing tight screens on inside of crawlspace vents. There are termite droppings under the deck. Recommend referring to full termite inspection report and all recommendations for treatment/repair. There is evidence of moisture intrusion under the home. No sinking or movement noted at steel jacks.

7. Plumbing System

7.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

The water heater is a Ruud / 30 gallon / 2013 model. Typical life span for a water heater is 8-12 years. The system worked on day of inspection. The gas line is missing the required sediment trap, there is no drip pan installed, flue venting is in tact, no corrosion or leaks at the water lines, no expansion tank is installed, and the T&P plumbing is in tact. Recommend tightening the belly straps. Recommend upgrade by a licensed plumber.

8. Electrical System

8.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

It is required for all exterior receptacles to be GFCI protected. Recommend evaluation and upgrade by a licensed electrician.

8.5 Smoke Detectors

Repair or Replace

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Missing bedroom smoke detectors. California Building Code Requirements Smoke and Carbon Monoxide Alarms California Building codes: CBC 907.2.11, CRC 314.3, CRC 315.1 Smoke and Carbon Monoxide Alarms: Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to garages sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

9. Heating / Central Air Conditioning

9.6 Cooling and Air Handler Equipment

Repair or Replace

The condenser is located on the side of the home. It is a 1998 model. Typical life span for a condenser is 15-20 years. The system worked on day of inspection but needs to be serviced. The condenser line insulation is worn/missing and needs to be sealed at the skirting. The central air conditioning system was tested with a thermal imager. The temperature was set to 76 degrees and the air coming out of each vent should read 8-10 degrees below the set temperature. The air was reading in the low 70 degree range.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brian R. Bailey

INVOICE

BHI San Diego / Bailey's Home Inspections

Inspection Date: 7/23/2024

Report ID: 20240723-450-E-Bradley-Ave

Inspected By: Brian R. Bailey

Customer Info:	Inspection Property:
Carol Curtis	450 E Bradley Ave #46 El Cajon CA 92021
Customer's Real Estate Professional: Eduardo Hernandez eXP Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Pre-Listing Inspection	250.00	1	250.00
			Tax \$0.00
			Total Price \$250.00

Payment Method:

Payment Status:

Note: